

**MANSFIELD DOWNTOWN PARTNERSHIP
EXECUTIVE COMMITTEE
SPECIAL MEETING
TOWN HALL, CONFERENCE ROOM C**

THURSDAY, JULY 2, 2015

2:30 PM

MINUTES

Present: Steve Bacon, Tom Callahan, Mike Kirk, Philip Lodewick, Betsy Paterson, Steve Rogers

Guests: Board members Matt Hart and George Jones

Staff: Cynthia van Zelm; Partnership Attorney John Zaccaro

1. Call to Order

Philip Lodewick called the meeting to order at 2:33 pm.

2. Approval of June 17, 2015 Minutes

Betsy Paterson made a motion to approve the minutes of June 17, 2015. Mike Kirk seconded the motion. The motion was approved.

3. Review of Partnership Mission and Next Steps

Cynthia van Zelm reviewed the revised Partnership mission statement from the last Board meeting and the Advertising and Promotion Committee, and an analysis of major tasks for the Partnership over the next year.

The Committee discussed retail tenanting and funding strategies going forward.

After much discussion about the mission and vision, Mr. Lodewick said he would wordsmith the mission statement while reviewing whether it is consistent with the vision.

Ms. van Zelm will review next steps with the Board at its meeting later today.

Steve Rogers left the meeting.

Steve Bacon joined the meeting.

Ms. Paterson made a motion to go into Executive Session according to Connecticut General Statutes sections 1-200 (6) (E) and 1-210 (b) (5). Tom Callahan seconded the motion. The motion was approved unanimously.

4. Executive Session pursuant to CGS §1-200 (6) (E) and 1-210 (b) (5)

Present: Committee members: Mr. Bacon, Mr. Callahan, Mr. Kirk, Mr. Lodewick, Ms. Paterson

Also Present: Ms. van Zelm, Mr. Zaccaro, Mr. Hart

5. Review of Phase 2 Courtyard Design

Mr. Bacon summarized the discussion about the design of the courtyard in Phase 2 between buildings VS-8/9 and VS-10. He passed out a sketch of a potential design as presented by Lou Marquet with master developer LeylandAlliance.

Over a year ago, the Planning and Design Committee had suggested to LeylandAlliance and EdR that they wanted to see a distinctive feature in this area; it is large enough to have small events located in this space and lends itself to some interesting design.

One idea discussed over a year ago was a mural. There will be street furniture in the courtyard.

The Planning and Design Committee did a site walk with Lou Marquet of Leyland, and with members of the Garden Gate Club who had expressed interest in assisting the Partnership with plantings, etc. as part of Storrs Center.

Leyland will need to have final plans for this area in the next week or two so that it can be completed as part of the Phase 2 deadlines.

Mr. Bacon said one suggestion was to try and replicate what was done on the Town Square but this was a \$35,000 cost and could not be done in a timely manner.

The Committee and Mr. Marquet looked at the possibility of including an imprint design on the concrete, and then finally settled on a diagonal two pour of gray concrete at an approximate cost of \$13,000.

Mr. Marquet suggested that the design cost be split three ways – Leyland/EdR/Partnership.

After discussion, the Committee agreed to recommend that the Board approve this design and a third of the cost from the Partnership pending Leyland and EdR's commitment to funding their share.

6. Adjourn

Ms. Paterson made a motion to adjourn. Mr. Bacon seconded the motion. The meeting adjourned at 4:00 pm.